

CONFIDENTIAL

6 October 1965

THE PROBLEM: How to Satisfy Agency Space Requirements

1. The attached description of our plans for the Virginia area outlines a solution to our space problems based on 1963 planning. The first phase of the solution was approved 6 October 1964. The second phase or current phase was approved 7 January 1965.

2. We now find that our known 1965 - 1966 requirements exceed our two-phase 1965-1966 total Rosslyn area assets. The two phases, '65 and '66, for the Rosslyn area did not include providing space directly or indirectly for NPIC expansion. Space planning for the two phases did include:

ORD	10,000 sq. ft.
Commo Expansion	5,000 " "
OTR Expansion	5,000 " "
Credit Union Expansion	4,000 " "
Medical Staff Expansion	2,000 " "
Contingency Space	25,000 " "

The unexpected increase in ORD requirements from 10,000 to 28,000 sq. ft.; the agreement by DD/I to vacate 9,725 sq. ft. in the Headquarters building; the DD/S agreement to vacate 1,760 sq. ft. in the Headquarters building; and the DD/S proposed vacating by DD/P of 3,800 sq. ft. will fill to capacity both the Ames and Magazine Buildings (second phase).

The planned contingency space of 25,000 sq. ft. is therefore obligated

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before we move in.

3. Our now known, but not forecast, requirements exceed our capacity to fill as follows:

NPIC	60,000 sq. ft.
AF	3,250 " "
NE	500 " "
WH	1,000 " "
FE	1,800 " "
IUGEM	4,000 " "
OSP	8,000 " "
Total	78,550 sq. ft.

4. Discussions at various levels indicate that the Director has approved an increase of [REDACTED] people for the Agency. It is not known whether this figure is factual, whether it includes or excludes NPIC, or whether recruiting efforts can produce this many bodies over any period of time. In other words, we have no firm basis upon which to plan expansion space over the next twelve, twenty-four or thirty-six months. Experience shows that it takes approximately twelve months from the date of the approval of a plan to proceed to the date of occupancy of rental space.

5. NPIC desires by January, 1967, an additional 60,000 sq. ft. of space either in [REDACTED] or new construction contiguous to [REDACTED]. NPIC has been requested to explore the possibility of using leased space, [REDACTED] area if it can be

found; in Rosslyn; or other leased space. It might even be possible to assign the 16,785 sq. ft. Map Library space [REDACTED]

25X1A

25X1A

[REDACTED] to NPIC to satisfy their requirements until say January, 1968, allowing time for a more permanent solution. At any rate, a decision on NPIC space is contingent on their ability to utilize outside space, and also to some extent on the findings of the Bross Committee.

6. In regard to the other space requirements listed in paragraph 3 and 4 above, if such requirements are imminent, immediate action is necessary. The following action is proposed if such is the case:

- a. Retain the use of Quarters Eye (63,000 sq. ft.) and R&S Building (40,675 sq. ft.) for at least one year.
- b. Proceed immediately with acquisition of a fourth building in Rosslyn.

Attachment
Plans for the Rosslyn Area

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